



## COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for March 18, 1992 to Consider Adoption of an Amendment to the Development Impact Mitigation Fee Ordinance Pertaining to Commercial Fees

MEETING DATE: March 4, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for March 18, 1992 to consider introduction of an ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to commercial fees.

BACKGROUND INFORMATION: The Development Impact Mitigation Fee Ordinance (LMC Chapter 15.64) provides for a fee schedule for various land use types based on their service impacts all as compared to one acre of low density residential use. This is done in the Residential Acre Equivalent (RAE) schedule contained in Section 15.64.070. The categories are based on those shown in the General Plan.

In working with the new ordinance over the past few months, all of the developments subject to the fees have been commercial projects. We have found a problem in working with shopping center projects which are allowed under the "Neighborhood Commercial" category, but have traffic impacts comparable to the "General Commercial" category. A similar situation, although not as severe, exists for police and fire fees.

The General Plan land use map identifies most of the undeveloped commercial areas as "Neighborhood Commercial". These areas are located and sized such that they will be some type of shopping center. Essentially all the "General Commercial" land is located along Cherokee Lane and little is vacant. Because the zoning code allows such a large overlap in permitted uses in these categories, it is confusing to the development community as to which fee might apply. It becomes even more of a problem when a commercial use is located in an industrial zone, which is also allowed by the zoning code.

To solve these problems, staff recommends that the three retail commercial categories (neighborhood, general and downtown) be considered as one "Retail Commercial" category. The "Office Commercial" category would remain as is.

This change would only affect the streets, police and fire fees. The water, sewer, storm drainage, parks and recreation and general City facilities RAE factors, hence the fees, are already equal in these categories. Staff has recalculated a weighted average RAE factor for this combined "Retail Commercial" category and has reviewed our methodology with the fee study consultant who found it acceptable. The results

APPROVED: \_\_\_\_\_

THOMAS A. PETERSON  
City Manager

rev. v. 1.0.0.0

CC:1

are shown in Exhibit A which is the proposed new fee schedule. The existing schedule is attached as Exhibit 8 for comparison. The new retail commercial fee is slightly higher than the old neighborhood commercial fee and significantly lower than the old general commercial fee, as summarized below. The text of the proposed ordinance revision is attached as Exhibit C.

		<u>Land Use Category</u>		<u>Proposed Retail Commercial</u>
		<u>Existing</u> Neighborhood & Downtown Commercial	General Commercial	
Streets -	RAE	1.90	3.82	2.08
	Fee per acre	\$10,390	\$20,900	\$11,380
Police -	RAE	4.28	2.59	4.12
	Fee per acre	\$ 4.750	\$ 2.870	\$ 4.570
Fire -	RAE	2.77	1.93	2.69
	Fee per acre	5 1.445	\$ 1,000	\$ 1,400
All Others -	RAE varies			
	Fee per acre	\$24,700	\$24.700	\$24.700
Total fee per acre:		\$41,280	\$40,470	\$42,050

FUNDING: None needed.

  
Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

cc: Interested Parties  
City Attorney  
Assistant City Engineer  
Associate Civil Engineer

DECLARATION OF MAILING

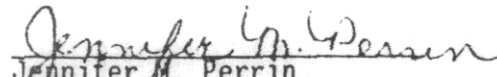
On March 5, 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes **were** addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 5, 1992, at Lodi, California.

\_\_\_\_\_  
Alice M. Reimche  
City Clerk

  
\_\_\_\_\_  
Jennifer M. Perrin  
Deputy City Clerk



CARNEGIE FORUM

Date: March 18, 1992  
7:30 p.m.

For information regarding this Public Hearing  
Please Contact:

**Alice M. Reimche**  
City Clerk  
Telephone: 333-6702

NOTICE OF PUBLIC HEARING  
March 18, 1992

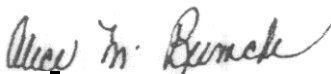
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) introduction of an ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to special fees.

Information regarding this item may be obtained in the office of the Public Works Department at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

  
Alice M. Reimche  
City Clerk

Dated: March 4, 1992

Approved as to form:

  
Bobby W. McNatt  
City Attorney

THE GIANNONI ORGANIZATION  
1420 S MILLS AVE #E  
LODI, CA 95242

LODI DEVELOPMENT INC  
PO BOX 1237  
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BOB MORRIS  
222 W LOCKEFORD ST #9  
LODI, CA 95240

JERRY HEMINGER  
619 WILLOW GLEN DR  
LODI, CA 95240

WENTIAND-SNIDER  
521 S HAM LN #A  
LODI, CA 95242

FRED BAKER  
317 W LODI AVE  
LODI, CA 95240

RON THOMAS  
PO BOX 1505  
LODI, CA 95240

BENNETT & COMPTON  
PO BOX 1597  
LODI, CA 95241

GOODEN CONSTRUCTION  
2363 MAGGIO CR  
LODI, CA 95240

H&M BUILDERS  
330 S FAIRMONT AVE  
LODI, CA 95240

RUSS MUNSON  
2707 E FREMONT ST as  
STOCKTON, CA 95205

FHA PROPERTIES  
3158 AUTO CENTER CIR #E  
STOCKTON, CA 95212

TED KATZAKIAN  
777 S HAM LN  
LODI, CA 95242

DARYL GEWEKE  
PO BOX 1210  
LODI, CA 95241

JW PROPERTIES  
3515 COUNTRY CLUB BLVD  
STOCKTON, CA 95240

GRUPE DEVELOPMENT  
4041 W BROOKSIDE RD  
STOCKTON, CA 95207

JEFF KIRST  
120 N PLEASANT  
LODI, CA 95240

SURLAND PROPERTIES  
88 HOWARD ST  
SAN FRANCISCO, CA 94105

BAUMBACH-PIAZZA  
323 W ELM ST  
LODI, CA 95240

DILLON ENGINEERING  
PO BOX 2180  
LODI, CA 95241

RW SIEGFRIED & ASSOCIATES  
415 CORONADO AVE  
STOCKTON, CA 95204

THOMPSON-HYSELL ENGINEERS  
1016 12TH ST  
MODESTO, CA 95354

RON BEARDSLIE  
110 GRAND AVE  
CAPITOLA, CA 95010

JIM GIOTTONINI  
425 N EL DORADO  
STOCKTON, CA 95203

HENRY HIRATA  
PO BOX 1810  
STOCKTON, CA 95201

STOCKTON RECORD  
PO BOX 900  
STOCKTON, CA 95201

LODI NEWS SENTINEL  
125 N CHURCH ST  
LODI, CA 95240

RILEY-PEARLMAN  
11640 SAN VICENTE BLVD #202  
LOS ANGELES, CA 90049

BROWMAN DEVELOPMENT  
1900 EMBARCADERO #201  
OAKLAND, CA 94606

DAVID HINCHMAN  
CITY COUNCIL

PHIL PENNINO  
CITY COUNCIL

RANDY SNIDER  
CITY COUNCIL

JIM PINKERTON  
CITY COUNCIL

JACK SIEGLOCK  
CITY COUNCIL

TOM PETERSON  
CITY MANAGER

JERRY GLENN  
ASSISTANT CITY MANAGER

BOB MCNATT  
CITY ATTORNEY

ALICE REIMCHE  
CITY CLERK

RON WILLIAMSON  
PARKS & RECREATION DIRECTOR

LARRY HUGHES  
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POLICE CHIEF

BOB HOLM  
FINANCE DIRECTOR

JIM SCHROEDER  
COMMUNITY DEVELOPMENT  
DIRECTOR

JACK RONSKO  
PUBLIC WORKS DIRECTOR

RICHARD PRIMA  
ASSISTANT CITY ENGINEER

WATER/WASTEWATER DIVISION

STREET DIVISION

WES FUJITANI  
SENIOR CIVIL ENGINEER

SHARON WELCH  
ASSISTANT CIVIL ENGINEER

LEONARD LACXENDRO  
LIBRARIAN

**LIBRARY**

JAMES GRIFFITH  
1020 BRADFORD CIR  
LODI, CA 95240

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615 S HUTCHINS ST  
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MICHAEL LAPENTA  
1718 EDGEWOOD DR  
LODI, CA 95240

HARRY MARZOLF  
445 MADRONE CT  
LODI, CA 95242

LARRY MINDT  
PO BOX 782  
LODI, CA 95241

HAWAII-SAN FRANCISCO  
2200 POWELL ST #1025  
EMERYVILLE, CA 94608

CAMRAY DEVELOPMENT  
7919 FOLSOM BLVD X320  
SACRAMENTO, CA 95826

ROBERT BATCH  
1819 S CHEROKEE LN #67  
LODI, CA 95240

DELMAR BATCH  
1767 E HARNEY LN  
LODI, CA 95240

BRUCE TOWNE  
PO BOX 185  
WALNUT GROVE, CA 95690

WENELL MATTHEIS BOWE  
27 W LOCKEFORD ST #9  
LODI, CA 95240

BUILDING INDUSTRY ASSN  
777 N PERSHING #2C  
STOCKTON, CA 95203

LOWELL FLEMMER  
558 RIVERSIDE DR  
WOODBIDGE, CA 95258

MIKE PEPPAS  
16109 N MOORE RD  
LODI, CA 95242

KNITTEL DEVELOPMENT CO.  
1320 LERNHART ST  
NAPA, CA 94559

MR. & MRS. WALTER PRUSS  
2421 DIABLO DR  
LODI, CA 95242

CHRIS FASZER  
2921 WHITE OAK WAY  
LODI, CA 95242

SSB. ATTN: REN SCHAFER  
177 N CHURCH ST  
LODI, CA 95240

CELLA BARR ASSOCIATES  
903 W CENTER ST XI  
MANTECA, CA 95336

Phillippi Engineering  
425 Merchant St  
Vacaville, CA 95688



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Reschedule Public Hearings for April 1, 1992

MEETING DATE: March 18, 1992

PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council reschedule the following public hearings for the regular meeting of Wednesday, April 1, 1992:

- a) Public Hearing to consider setting fees for Public Works plans and specifications distribution
- b) Public Hearing to receive the cost of construction report and to hear objections and protests from property owners liable to be assessed for the cost of construction for the installation of sidewalks located at 1907 and 1911 South Church Street, Lodi
- c) Public Hearing to consider introduction of an ordinance amending the Development Impact Mitigation Fee Ordinance as it pertains to commercial fees

BACKGROUND INFORMATION: The three public hearings listed above were originally set for this meeting. As a result of a "schedule slippage" these hearings must be reset.

FUNDING: Not applicable

Respectfully submitted,

Thomas A. Peterson  
City Manager

TAP:br

CCCOM447/TXTA.07A

APPROVED \_\_\_\_\_

THOMAS A. PETERSON  
City Manager





**The Glarmoni Organization**  
**1420 S Mills Ave XE**  
**Lodi, CA 95242**

**Lodi Development Inc**  
**PO Box 1237**  
**Lodi, CA 95241**

**Bob Morris**  
**222 W Lockeford St #9**  
**Lodi, CA 95240**

**Jerry Heminger**  
**819 Willow Gkn Dr**  
**Lodi, CA 95240**

**Wentland-Snider**  
**521 S Ham Ln #A**  
**Lodi, CA 95242**

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**Lodi, CA 95240**

**Ron Thomas**  
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**Bennett & Compton**  
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**2383 Maggio Cr**  
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**H&M Builders**  
**330 S Fairmont Ave**  
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**FHA Properties**  
**3158 Auto Center Cr #E**  
**Stockton, CA 95212**

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**CHRIS FASZER**  
**2927 WHITE OAK WY**  
**LODI, CA 95242**

**BEN SCHAFER**  
**SCHAFER SUESS & BOYD**  
**122 N CHURCH ST**  
**LODI, CA 95240**

**CELLA BARR ASSOCIATES**  
**903 W CENTER ST #1**  
**MANTECA, CA 95336**



# CITY OF LODI

## PUBLIC WORKS DEPARTMENT

### Fee and Service Charge Schedule

#### Exhibit A Proposed Schedule --- indicates changes

#### Development Impact Mitigation Fees

RAE = Residential Acre Equivalent

Land Use Category	Total Fee per Acre	Water RAE	Fee/Acre	Sewer RAE	Fee/Acre	Storm Drainage RAE	Fee/Acre	Streets RAE	Fee/Acre
<b>Residential</b>									
Low Density	\$40,170	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Medium Density	\$61,190	1.96	\$11,190	1.96	\$2,140	1.00	\$7,910	1.96	\$10,720
High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,880
East Side Residential	\$42,160	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Low Density	\$40,170	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Med. Density	\$61,190	1.96	\$11,190	1.90	\$2,140	1.00	\$7,910	1.96	\$10,720
Planned High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,880
<b>Commercial</b>									
Retail	\$42,050	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	2.08	\$11,380
Office	\$54,720	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	3.27	\$17,890
<b>Industrial</b>									
Light	\$30,900	0.26	\$1,480	0.42	\$460	1.33	\$10,520	2.00	\$10,940
Heavy	\$29,820	0.26	\$1,480	0.42	\$460	1.33	\$10,520	1.27	\$6,950
		Police RAE	Fee/Acre	Fire RAE	Fee/Acre	Parks & Recreation RAE	Fee/Acre	General City RAE	Fee/Acre
<b>Residential</b>									
Low Density		1.00	\$1,110	1.00	\$520	1.00	\$11,980	1.00	\$6,380
Medium Density		1.77	\$1,960	1.96	\$1,020	1.43	\$17,130	1.43	\$9,120
High Density		4.72	\$5,240	4.32	\$2,250	2.80	\$33,540	2.80	\$17,860
East Side Residential		1.09	\$1,210	1.10	\$570	1.10	\$13,180	1.10	\$7,020
Planned Low Density		1.00	\$1,110	1.00	\$520	1.00	\$11,980	1.00	\$6,380
Planned Med. Density		1.77	\$1,960	1.96	\$1,020	1.43	\$17,130	1.43	\$9,120
Planned High Density		4.72	\$5,240	4.32	\$2,250	2.80	\$33,540	2.80	\$17,860
<b>Commercial</b>									
Retail		4.12	\$4,570	2.69	\$1,400	0.32	\$3,830	0.89	\$5,580
Office		3.72	\$4,130	2.48	\$1,280	0.64	\$6,470	1.63	\$9,760
<b>Industrial</b>									
Light		0.30	\$330	0.64	\$330	0.23	\$2,760	0.64	\$4,030
Heavy		0.19	\$210	0.61	\$320	0.33	\$3,950	0.93	\$5,930

See Notes 4, 5 & 6.

Reference: LMC Chapter 15.64 & Resolution 91-172

#### Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.
5. Impact fees shall be adjusted accordingly on projects for which the proposed land use does not match the land use definitions in LMC Chapter 15.64 or for "projects in progress" that have paid previous impact mitigation fees.
6. For mixed use projects, the appropriate land use category shall be used for the area of each use. For example, an office building or bank located in a shopping center will be charged Commercial-Office rates.

Approved: Jack L. Ronako, Public Works Director

Date



# CITY OF LODI

## PUBLIC WORKS DEPARTMENT

### Fee and Service Charge Schedule

#### Exhibit B Existing Schedule

#### Development Impact Mitigation Fees

RAE = Residential Acre Equivalent

Land Use Category	Total Fee per Acre	Water		Sewer		Storm Drainage		Streets	
		M E	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre
<b>Residential</b>									
Low Density	\$40,170	1.00	\$6,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Medium Density	\$61,190	1.96	\$11,190	1.96	\$2,140	1.00	\$7,910	1.96	\$10,720
High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,680
East Side Residential	\$42,160	1.00	\$6,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Low Density	\$40,170	1.00	\$5,710	1.00	\$1,090	1.00	\$7,910	1.00	\$5,470
Planned Med. Density	\$61,190	1.96	\$11,190	1.90	\$2,140	1.00	\$7,910	1.96	\$10,720
Planned High Density	\$107,210	3.49	\$19,930	3.49	\$3,800	1.00	\$7,910	3.05	\$16,680
<b>Commercial</b>								See Note a	
Neighborhood (See Note 6)	\$41,280	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	1.90	\$10,390
General	\$49,470	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	3.82	\$20,900
Downtown	\$41,280	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	1.90	\$10,390
Office	\$54,720	0.64	\$3,650	0.94	\$1,020	1.33	\$10,520	3.27	\$17,890
<b>Industrial</b>									
Light	\$30,900	0.26	\$1,480	0.42	\$460	1.33	\$10,520	2.06	\$10,940
Heavy	\$29,820	0.20	\$1,480	0.42	\$460	1.33	\$10,520	1.27	\$6,950
		Police		Fire		Parks & Recreation		General City	
		RAE	Fee/Acre	RAE	Fee/Acre	RAE	Fee/Acre	M E	Fee/Acre
<b>Residential</b>									
Low Density		1.00	(1,110	1.00	\$520	1.00	\$11,980	1.00	\$6,380
Medium Density		1.77	\$1,980	1.96	\$1,020	1.43	\$17,130	1.43	\$9,120
High Density		4.72	\$5,240	4.32	\$2,250	2.80	\$33,540	2.80	\$17,860
East Side Residential		1.09	\$1,210	1.10	\$520	1.10	\$13,180	1.10	\$7,020
Planned Low Density		1.00	\$1,110	1.00	\$520	1.00	\$11,980	1.00	\$6,380
Planned Med. Density		1.77	\$1,980	1.96	\$1,020	1.43	\$17,130	1.43	\$9,120
Planned High Density		4.72	\$5,240	4.32	\$2,250	2.80	\$33,540	2.80	\$17,860
<b>Commercial</b>									
Neighborhood (See Note 6)		4.28	\$4,750	2.77	\$1,440	0.32	\$3,830	0.89	\$5,680
General		2.59	\$2,870	1.93	\$1,000	0.32	\$3,830	0.89	\$5,680
Downtown		4.28	\$4,750	2.77	\$1,440	0.32	\$3,830	0.89	\$5,680
Office		3.72	\$4,130	2.40	\$1,280	0.64	\$6,470	1.53	\$9,760
<b>Industrial</b>									
Light		0.30	\$330	0.64	\$330	0.23	\$2,760	0.64	\$4,080
Heavy		0.19	\$210	0.61	\$320	0.33	\$3,950	0.93	\$5,930

See Notes 4 & 5.

Reference: LMC Chapter 16.04 & Resolution 91-172

#### Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.
5. Impact fees shall be adjusted accordingly on projects for which the proposed land use does not match the land use definitions in LMC Chapter 15.64 or for "projects in progress" that have paid previous impact mitigation fees.
6. For shopping centers, use General Commercial rates for streets. Other adjustments may apply for lower intensity projects.

Approved: Jack L. Ronsko, Public Works Director

Date